

FARMINGTON CITY – CITY COUNCIL MINUTES

MAY 18, 2021

WORK SESSION

Physically present in Council Chambers:

*Mayor Jim Talbot,
City Manager Shane Pace,
Councilman Brett Anderson,
Councilman Shawn Beus,
Councilwoman Amy Shumway,
Councilwoman Rebecca Wayment,
City Recorder Heidi Bouck,
Recording Secretary Deanne Chaston,
Human Resource Director Holly Gadd,
Community Development Director Dave Petersen,*

*Assistant City Manager/Economic
Development Director Brigham Mellor,
Finance Director Greg Davis,
Assistant City Manager/City Engineer Chad
Boshell,
City Parks and Recreation Director Neil
Miller,
Public Works Director Larry Famuliner,
City Treasurer Shannon Harper,
and Wayne Kartchner, Davis Journal
reporter.*

Mayor **Jim Talbot** called the work session to order at 4:09 p.m. Finance Director **Greg Davis** offered the invocation. Councilman **Scott Isaacson** was excused.

BUDGET PRESENTATIONS AND DISCUSSIONS

Greg Davis noted that paramedics was a big topic at the last meeting, where some tentative budgets were adopted. He said a police budget item was missed last time, and the Council may have to adjust for that. June 15 is the deadline to adopt the budget.

Payroll increases will affect all operating budgets in all funds. The original adopted budget for Fiscal Year 2021 (FY21) had no payroll raises, but there was a mid-year payroll adjustment. Capital improvement funds can be seen as “children” of the general fund. The state applies limits to how much can be in the general fund, but that can be kept down by putting money into these “children” funds for parks, streets, buildings, etc. The Fiscal Year 2022 (FY22) has a recommended \$14.7 million in general fund expenditures, spread into different operating accounts.

a. Parks and Recreation

\$1.129 million from the General Fund comes to this department, including the cemetery fund. There is a recommended 5.9 percent, or \$62,000, increase in cemetery funds.

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City Parks and Recreation Director **Neil Miller** addressed the Council, saying the increase was for payroll increases, and temporary/seasonal positions, among other things. He would like to have about \$1.50 increase per hour for seasonal positions. \$30,000 helped with supplies.

Davis said inflation was not accounted for in the recommended budget, and it is wise to keep an eye on that. For example, the 245 percent increase in lumber prices will affect this budget.

Miller said for park improvements, they got \$24,000 for the cell tower. Shepard Park lights will not run all night, and the park workers will be able to control the lights from their phones. He hopes to have the half-acre south of the gym planted in grass. Field 3 at the four-plex was hitting balls into the pickle ball courts, so fencing is needed for the mens' teams to play on that field. Woodchips are needed for playgrounds. He would like to replace the scoreboard at Forbush Park and have lighting on the tennis courts.

Miller said the recreation programs have asked for additional money, with little league football requesting the most. Flag football (with 560 participants and 10 teams) has taken off while tackle football (with 69 participants) has waned. Flag football runs in the spring and fall. Funds were taken out of the recreation fund to go to the gym manager wages and permanent part-time wages. The budget was built on a new fee schedule, which he hopes the Council approves. The numbers participating in performing arts went down, so the budget was reduced. However, 50 people have signed up for the upcoming play. Since three revenue-makers were eliminated, the Festival Days revenue decreased.

DeAnn Carlile, administration billing clerk, surveyed cemetery fees in many Utah cities. Farmington has not adjusted theirs in 25 years, and is far behind in covering costs. The old charge of \$250 is increasing to \$500 for a residential burial right.

Miller discussed Wasatch Football League (WFFL) vs. Ute League. In the Ute League, which is not run by the City, you can have your own team. It is all volunteer. The City participates in WFFL, which is done according to high school boundaries. Kaysville has always been WFFL, and south of Farmington is all Ute League.

Miller hopes he has enough life guards to open the pool on Memorial Day. The pool fee is increasing by \$100, and all but two nights have already been reserved. Pool maintenance and the size will be the biggest challenges in the Parks and Recreation budget in the coming two years. City Manager **Shane Pace** said that not a lot of cities have pools, so Farmington draws users from other surrounding cities.

Mayor Talbot said Farmington's pool is about half the size of what it needs to be. Pools are not cheap, but there needs to be appropriate room for the number of users. **Miller** said that even after COVID restrictions are lifted, Farmington will stay with the reservation system, as it is easier to lifeguard. Councilwoman **Rebecca Wayment** said the pool is always a big loss to the

City. She requested to see pool usage data from 2019 to 2021 to see if there was a loss due to operating it on a reservation system. **Miller** said he would get those figures together next year. He said 14 years ago, the City covered pool expenses through swimming lesson charges.

Davis said the proposed budget accounts for the recent revenue decreases. The Festival Days budget is going up slightly compared to last year, when the event was mostly cancelled.

Councilwoman **Amy Shumway** asked if the City was putting money aside for major future renovations and upkeep of the pool. **Mayor Talbot** said the City does not have that luxury. **Davis** said setting apart funds in a replacement fund may be an option. The “children” funds can be built up without violating state law. **Mayor Talbot** said it is prudent to manage the City in a way that the General Fund balance is kept high. In the last eight to nine years, the General Fund shrank down to 9 percent, and he hopes to never get to that point again.

b. Human Resources and payroll

Davis said the budget increase of 2.4 percent is to cover FY21 and FY22 raises, with an average 4 percent merit increase for all employees.

Human Resource Director **Holly Gadd** said this covers reclassifications such as moving an employee from Police Officer 1 to Police Officer 2, as well as market adjustments. The 2.4 percent also includes an increase in health insurance. Some savings are realized if an employee retired and the position was filled with an employee drawing a lower wage.

Using the Compensation Survey System (CSS), cities report current wages, which are updated yearly. **Gadd** used this information to review City payroll, finding similar job titles and descriptions that fit Farmington positions. She pulled Davis County data as well as data from cities with populations of both 10,000 above and below Farmington’s. This gave an average salary for each City position. A list was made of all employees under 95 percent of average, and those on the list will get market adjustments. Those at 70 to 80 percent of average will get a higher increase. She said market comparisons will be done every year, and hopefully Farmington’s list of those under average will get smaller and smaller.

Pace said there are 22 position where adjustments will be made. He said it is worth it to keep wages competitive, and **Wayment** agreed. Of the City’s 21 sworn police officers, 15 of them are getting an adjustment. This accounts for a majority of the adjustments. Some of these employees will get a 2 to 7 percent increase in addition to the 4 percent. **Davis** said years of service and training have an influence on pay as well.

Gadd said Farmington’s wages are fairly similar to others along the Wasatch Front, but some larger cities pay quite a bit higher. **Pace** said Layton and Bountiful are two of the highest in the state. **Gadd** said Farmington doesn’t get unsolicited resumes very often. Police and seasonal

positions are difficult to fill with qualified employees. **Pace** said fire is competitive right now, and came up well on the wage survey. There is only one fire adjustment being made.

Assistant City Manager/City Engineer **Chad Boshell** said it is difficult to find a building inspector, as there is not a deep pool of building inspectors to hire from. Most come from public works or installing pipe in the private sector. Farmington recently lost their inspector to a private firm that works for public entities. The public sector used to have better benefits, but pensions have gone down. The private sector is catching up on health insurance. **Pace** said baby boomers are retiring, and there are 10 million fewer Gen Xers behind them.

c. Engineering

Davis said the Engineering Department budget is going up 2.8 percent, or \$5,127, including \$4,000 in personnel and \$7,000 in supplies and services.

Boshell said he has a small department, but he helps spend a lot of money in a lot of other funds. He is eliminating \$6,000 in autocad licenses that had been charged one time every couple of years. Instead, it will be changing to a yearly subscription cost.

He is planning to spend \$12 million this year in capital streets planning, which is a lot of money. It is allocated but not spent yet, so may carry forward to next year. **Davis** said the timing of road projects is never quite sure, as design and construction projects can bleed over into other year's budgets. Of that \$12 million, \$6 million was lobbied from the State for 950 North and connections from Kaysville to Sunset. The design is almost done. He hopes to bid this out this spring. The West Davis Corridor (WDC) will be used this as a haul route, and the Sewer District will install a line down that road. Farmington has until 2023 to build that road.

Some \$214,000 in revenues is coming from grants. The \$4 million in revenue is coming from the County's third quarter taxes and will be spent on business park infrastructure.

Boshell said the design of the business park infrastructure is well on its way, but contingent on wetland mitigation, as the Army Corps is very slow. He would like to start construction this coming February. \$320,000 of impact fees will help connect Clark Lane to Park Lane. The remaining leg at 1100 West will include a signal for a future Commerce Drive connection.

d. Public Works

Public Works Director **Larry Famuliner** said his budget from the General Fund and Streets Departments covers water, storm drain, sewer and garbage. The City is getting some cameras on Woodland Drive and Grandview Drive so the snowplow drivers can watch remotely from home. Farmington needs a snow plow with a wing, as the City is getting some wide roads like Park Lane and Burke Lane around Station Park. The oldest truck will be replaced with a new one, complete with a plow and wing to increase efficiency. Rusty doors at the shop will be replaced.

Fire alarms are being upgraded to automatic in fire buildings and cold storage. The department is getting a new weed sprayer. Old trucks and cars causing maintenance troubles may be put on the chopping block if the capital replacement fund can provide new equipment. A new sidewalk grinder will help mitigate tripping hazards on city sidewalks where roots are popping the sidewalks up or settling is occurring. It is more cost effective to grind down lifts of up to a quarter inch compared to replacing the sidewalk. Intergovernmental Risk Management Agency (IRMA) requires a City-wide sidewalk evaluation where risks are identified and put on a schedule for repair or replacement.

Famuliner said the \$1.6 million well has been drilled and developed. The derrick should be coming down while the engineers work up the well house. The well is high in manganese, so it will need to be treated for that. However, it doesn't smell bad. The well is putting out 900 gallons per minute after being pumped for 24 hours. The state will use 600 gallons per minute for ERC calculations. Peterson Brothers is the driller.

Boshell said \$800,000 will be added for treatment costs. He said the City has a lot of water projects, but not a lot of impact fees have been utilized. The City will be spending \$1 million in impact fees for well design, for design of a new tank for fire flow and west side storage. It will be next to the existing tank on Canyon Road, where the City owns the property. Also, a fourth water line will be designed to join three other water lines crossing at Burke Lane under Interstate 15 (I-15). Gas lines will also be crossing Highway 89 and wetlands. **Pace** said American Rescue Plan (ARP) money can be used to help pay for water projects.

Boshell said there needs to be a budget review in the future to consider bonding for water projects. \$2.5 million will be needed for a new tank, \$1.6 million for a building, and \$1.5 million to \$2 million for crossings. Impact fees can cover future bond payments. He hopes construction will start in eight months to one year, and would like a better plan of how to pay for it. **Davis** said he may come forward for a budget amendment and bonding request.

Famuliner said they will be trading one backhoe every three years on purchase instead of a lease. The truck for water will be coming in December, so will roll over to the next budget. The water laterals on 200 East and Main were bid and contracted out. The bid was higher than estimated, so FY22 money will keep them going. Construction prices are increasing, so firms can name their price and get it. Water rates are increasing, for the first time after 10 years. A 3 percent increase will be this year. Connection and impact fees will be high with some of the developments coming in. Wasatch will be coming in with an apartment project, which will help with water impact fees.

This is a big year for the storm water capital fund. A six-month to one-year delay may save \$1 million. Expenditures of \$2.5 million are proposed out of the storm drain impact fee. Design of a detention basin on 500 south will cost \$100,000. This needs to be built to maintain the

proposed Miller Meadows subdivision to the north. The Evans property must detain storm water on site, necessitating a public/private facility to accommodate their water. \$1.4 million will be spent on the Shepard Creek detention basin, near where the park will be. Construction will hopefully start this year. Storm water impact fees will be spent on Commerce and Maker Way in the business park.

Famuliner said money will be used to redo some drains in the Public Works Yard and to pay for an enclosed trailer. The Fairway Circle detention basin that was filled in a long time ago needs to be redone and piped to the golf course. Trucks are being purchased, as well as one of two backhoes.

Garbage fees will go up slightly. Robinson Waste was the only bidder lately, and they passed on a 10 percent increase for the first can and a 20 percent increase on the second can. **Mayor Talbot**, who sits on the Wasatch Integrated Waste Management board, said they are not getting money on recycling. If blue cans are not being used for recycling, adjustments may need to be made.

Boshell said a 1.5 to 2-inch overlay will start on Burke Lane next week. There will be road closures during the day, and will take three days to pave. There will be additional work to stripe the road and finish the concrete median ends. It could end up being a two-week process in the Spring Meadow area.

e. Economic Development & Redevelopment Agency (RDA)

Assistant City Manager/Economic Development Director **Brigham Mellor**, the sole member of this department, addressed the Council. Last year he got a raise and a new job title. His budget covers EDCUtah (based on population and activity) and the Chamber of Commerce. He joined the legislative group with the Chamber. The RDA fund has \$830,000 coming in from the General Fund. \$1 million is tied in with Old Farm, property that is worth \$6 million. Something has to be done with this property for affordable housing before 2024. The clock on that \$1 million is ticking. He suggested an option to buy out the RDA's interest in Old Farm. With interest already in the account and money from the real estate fund, \$1 million can be invested in affordable housing and the City would not have to worry about doing something with Old Farm. The City can spend money faster if it is in cash instead of land, and it will be easier to mobilize and get something going without contention. **Mellor** is working with a group on term sheets. **Pace** said this frees up the money that can be used on housing.

Mellor said if the City doesn't raise property taxes for paramedic services as discussed last week, they will have to pull funds from the RDA instead. He suggests retaining \$550,000 in case as a backstop for roads and other needs. If not needed, the money will go to the General Fund. Without \$12 million from Council of Governments (COG), roads would be up a creek.

f. Community Development

Davis said this budget is split into several pieces including the Inspection Department; Planning and Zoning; and supervision of the Building Department's budget, including utilities.

Community Development Director **Dave Petersen** said building inspections have gone up a little bit, an increase because the City is using a contractor more than WC3. When buildings inspectors fall behind, the City then uses a private firm, which was used more this year. The State requires that all inspections are done within three days. Since the State upped the ante, the City will use the private contractor even more. The contractor can do commercial plan reviews and more technical plan reviews that the City is not qualified to do. The City switched from Sunrise a few years ago.

Planning and Zoning is spending more money than in years past. The plotter was replaced, a precursor to developing and going vertical on the Utah Transit Authority (UTA) parking lot. It may have an affordable housing and residential component. GSBS Architects is a consultant for the station area master plan. A small grant was received for a Wasatch Front Regional Council (WFRC) market study to help capture market potential at each interchange from 950 North to West Point. The big item in capital overlay government buildings is wind storm expenses. The Public Works swamp coolers are worn out.

g. Administration

City Treasurer **Shannon Harper** said the City is not issuing new debt this year. The 2007 General Obligation (GO) Bond will be ending in 2022. The refinance will result in an interest savings of \$22,000. The City's total outstanding debt is \$10 million, after starting the year out at \$10.3 million and making principle payments of \$600,000. When two debts are paid off, there will still be \$8 million in debt.

A \$1.43 million transfer from the General Fund will be for the purchase or lease of new vehicles. **Davis** said this is large because of the replacement of a fire engine and efforts to replace old vehicles.

Harper said a Request for Proposals (RFP) was sent out for a new payroll and Human Resource software, since the City's current one is not user friendly. With 373 employees including over 80 full-time, the current system that is very paper-oriented was getting overwhelmed. Staff wants a more online, streamlined system that is more functional. She said the new software will cut down on data entry and allow for online employment applications. The new software will require an annual \$60,000 payment. **Pace** said that is a bargain compared to IRMA's \$85,000 annual software fee. **Harper** said if approved, the new software can be up and going in time for the new fiscal year. Paycom is the Staff's favorite. **Gadd** likes the evaluation piece. **Davis** said it will help increase efficiencies in all departments.

h. Mayor and Legislative

Davis said elections have gone up \$40,000 due to mail-in ballots, and an increase in population and registered voters. Property insurance increased \$27,000, a trend that is being seen nationwide. After going through equipment and properties, Staff found some that weren't being insured. The legislative budget increased \$1,000 more to cover the Council retreat, education, travel, and contractual price increases.

Mayor Talbot said the City would be in dire straits without Station Park. The future business park needs to get going as a revenue source so the City will not have to raise fees. Fruit Heights doesn't have an economic engine, something that is crucial to avoid raising property taxes. A quality development will put Farmington on the map.

Councilman **Shawn Beus** said staffing seems to be the greatest challenge, especially police, parks and cemetery. **Pace** said every city is understaffed. The police has one open officer position right now. **Mayor Talbot** said some positions are hard to fill because of the safety aspect in context of what is happening in the nation. Good officers are hard to come by. Farmington just lost an officer to Orem. He would like to hire a female police officer in the future. **Pace** said he would rather an opening go unfilled rather than filling it with a mediocre candidate. **Gadd** reminded the Council that in the next three to five years, there are four to five key employees that will be retiring. **Famuliner** said the City currently has an open building inspector position, which is difficult to fill.

Mayor Talbot said Farmington bonds low compared to its capacity. **Pace** said to have \$10 million in outstanding bonds is good for a city the size of Farmington. Bonding for water projects is wise, as those projects last a lot of years and there is generational fairness in paying for them.

Beus asked if the City should bond for a pool upgrade for its 25-year-old pool. **Davis** replied that after talking to their municipal financial advisor, Zions, a pool is not considered an essential type of project. He said funding for the pool can be done in other ways, but remaining transparent and getting a feel for what the community wants is important. **Pace** said it could be funded with sales tax, but that would take \$200,000 to \$300,000 out of the existing budget. He said adding a wave river and lap pool has been considered. **Mayor Talbot** said the pool has to be regularly re-plastered and leaks have to be regularly fixed. The General Obligation (GO) bond on the gym barely passed, and he didn't think that would be controversial. If it wasn't for the soccer moms, it would have never passed. Cities aren't allowed to promote bonds. **Mellor** said some people make it a full-time job to oppose bonds.

CLOSED SESSION

Physically present in Council Chambers:

*Mayor Jim Talbot,
City Manager Shane Pace,
Councilman Brett Anderson,
Councilman Shawn Beus,
Councilwoman Amy Shumway,
Councilwoman Rebecca Wayment,
City Recorder Heidi Bouck,
Recording Secretary Deanne Chaston,*

*Human Resource Director Holly Gadd,
Community Development Director Dave Petersen,
Assistant City Manager/Economic
Development Director Brigham Mellor,
Finance Director Greg Davis,
and City Attorney Todd Godfrey (joining by
phone).*

Motion:

At 6:35 p.m., Councilwoman **Rebecca Wayment** made the motion to go into a closed meeting for the purpose of character and competence of an individual, as well as property acquisition. Councilwoman **Amy Shumway** seconded the motion, which was unanimously approved. **Mayor Jim Talbot** excused Councilman **Scott Isaacson**, noting that he would be joining the regular City Council meeting via Zoom later in the evening.

Sworn Statement

I, **Jim Talbot**, Mayor of Farmington City, do hereby affirm that the items discussed in the closed meeting were as stated in the motion to go into closed session and that no other business was conducted while the council was so convened in a closed meeting.

Jim Talbot, Mayor

Motion:

At 7:01 p.m., Councilman **Shawn Beus** made a motion to reconvene to an open meeting. The motion was seconded by Councilman **Brett Anderson**, which was unanimously approved.

REGULAR SESSION

Physically present in Council Chambers:

Joining via Zoom:

*Mayor Jim Talbot,
City Manager Shane Pace,
Councilman Brett Anderson,
Councilman Shawn Beus,
Councilman Scott Isaacson (joining by
phone),
Councilwoman Amy Shumway,
Councilwoman Rebecca Wayment,*

*City Recorder Heidi Bouck,
Recording Secretary Deanne Chaston,
Community Development Director Dave
Petersen,
Assistant City Manager/City Engineer Chad
Boshell,
and Wayne Kartchner, Davis Journal
reporter.*

CALL TO ORDER:

Mayor **Jim Talbot** called the meeting to order at 7:00 p.m.

Roll Call (Opening Comments/Invocation/Pledge of Allegiance)

Councilwoman **Amy Shumway** offered the invocation, and the Pledge of Allegiance was led by Councilman **Shawn Beus**.

PUBLIC HEARINGS:

Zoning and Sign Ordinance Amendments: Conditional Uses to Special Exceptions (ZT-9-21)

Community Development Director **Dave Petersen** presented this agenda item. This is an amendment to the zoning and sign ordinance, which changed the process from a conditional use to a special exception when the applicant or property owner requests a deviation from the ordinance as shown in the amended text. State Code, when applied, leaves little discretion to the City. The purpose of a special exception is to allow an adjustment to a fixed dimensional standard permitted in the ordinance. Dimensional standards regulate setbacks, height, lot coverage, etc. After combining the ordinances, Staff found six more. Staff is recommending the Council accept the zone text change. Residents aren't abusing conditional uses yet, and Staff wants to get the ordinances up to date.

Mayor Talbot opened the Public Hearing at 7:14 p.m. Nobody signed up in person or electronically to address the Council on the issue. **Mayor Talbot** closed the Public Hearing.

Councilman **Brett Anderson** said it is appropriate to make these changes to avoid unintended consequences. The Utah Supreme Court recently took on conditional use.

Motion:

Anderson moved that the City Council approve the enabling ordinance (enclosed in the Staff Report) amending Sections 11-3-045, 11-15-050, and 11-28-060 of the Farmington City Zoning Ordinance and Sections 15-4-100 and 15-5-040 of the Farmington City Sign Ordinance, including Findings 1-6.

Findings 1-6:

1. The amendment supports the purpose of a Special Exception as an adjustment to a fixed dimension standard.
2. The special exception provides the necessary discretion for such matters, whereas the conditional use process does not.
3. The amendment gives express authority to the Planning Commission to grant the request.
4. The Special Exception approval standards better represent criteria that should be considered by the Planning Commission including use, construction, character, location, landscaping, screening, parking, and whether or not the lot or parcel is of sufficient size to accommodate the special exception.
5. This amendment is in line with similar text amendments codified this year.
6. The Planning Commission has authority over Special Exceptions to approve or deny, through the approval standards set forth in 11-3-045, which gives more discretion to the City, and as such, it is appropriate that the City strike the phrase “has less potential impact than a conditional use but still.”

Shumway seconded the motion. All Council members voted in favor, as there was no opposing vote.

NEW BUSINESS:

Modifications to “Maker Way” Street Cross-Section

Petersen presented this agenda item. Developer STACK is proposing the road to the north, formally referred to as “Digital,” now be referred to as “Maker Way.” Maker Way is identified as a principle street per the City’s Regulating Plan set forth in Chapter 18 of the Zoning Ordinance, which includes specific cross section details. Staff is O.K. with STACK’s plans, except the middle turn movements. Section 12-8-100 of the Subdivision Ordinance enables the City to modify standards, meaning the City Council has the authority to approve changes of the

cross section horizontally, not vertically. It is in the Council's purview to modify locations of lane widths. Development Design Review will review it again, and chances are it will come back to the Council.

Pace said the Development Agreement required City maintenance of a median in Commerce, and STACK maintenance of Maker Way. Eliminating a median in the road changes the agreement, relieving STACK of the maintenance of a median since there is no median to maintain.

Trevor Evans (2801 N. Thanksgiving Way, Lehi, Utah), representing STACK Real Estate, addressed the Council. After coordination with CRS about how turn lanes work, parallel parking has been removed. Hales Engineering's traffic engineer looked at it also. It makes sense to have a median on Commerce, as it is a wide road and the median breaks it up. Maker Way has office on the east, and residential on the west. Removing the barriers increases the flow of people crossing the street. He mentioned room for a bike lane for accessibility for bicyclists, and raising the Denver and Rio Grande Western Rail Trail (D&RGW Trail) bike path to eliminate risk. He said it is not STACK's intent to get out of something.

Petersen said a typical cross section like Burke Lane has an 80-foot cross section measured from front of sidewalk to front of sidewalk. STACK's proposal is 70 feet. **Mayor Talbot** would like room for bicyclists to navigate. **Petersen** predicts there will be a lot of traffic here at one point in the future, and he doesn't want motorists having difficulty getting out of their car once parked. He cautioned against having major road connections—the intersection of Park Lane to Shepard Lane—as it could be a deal killer. If Maker Way is the size of Burke Lane, it could be a distraction. Because of the desire for a cohesive community, a wide road is not desired, according to Civitas. An additional 10-foot road width could make a big difference. Commerce Drive does not have a bike lane.

Shumway expressed her dislike of the name "Maker Way," as she is afraid it could become known as "Baby Maker Way" in the future. **Wayment** said she wants to protect landscaping in the business park, with green, open space and not a bunch of concrete. The elimination of a median, and therefore a change in landscaping, causes her heartburn.

Petersen said he has been noticing medians lately. For example, the medians on Burke Lane are nice, but turn lanes chop up the continuity of them. He asked if the park strips could be wide enough to incorporate green landscaping such as canopy trees.

Evans said the median would be chopped up quite a bit, eliminating a boulevard feel. This is something Civitas brought up. STACK doesn't want just asphalt and concrete everywhere.

Petersen said CRS is under contract to design Maker Way and Commerce. A condition can be tied to Development Design Review. If the buildings are tilted on the east side, there could be a lot of green space between the buildings, making the median more than 7 feet wide with potential room for canopy trees.

Beus said he has seen the new design and wonders why more cities don't go for this design, as it makes it more pedestrian- and bicycle-friendly. This is a great solution that is also efficient in water use, as it goes from three to two areas. **Anderson** said he doesn't have concerns with it, and he is persuaded that this is a good use of the land. **Isaacson** agreed, saying he is in favor and wants this on 1100 West as well. **Shumway** wants the Right of Way (ROW) bigger, which would allow for a wider park strip.

Pace said this would be an agreement that the City is buying the ROW, which will increase costs. **Anderson** noted that the spending will be less with a 70-foot width.

Motion:

Beus moved that the City Council approve a request from the developer/property owner to modify the "Maker Way" street cross section as prepared by Civitas in the exhibit (attached to the Staff Report) for STACK subject to the review and approval of the City's traffic engineer and Public Works Department, and final approval by the Development Review Committee (DRC) and Development Design Review for project abutting the ROW, including Findings 1-4. Measurements will be from back of bike lane to back of bike lane.

Findings for Approval 1-4:

1. The revised cross section will enhance the pedestrian-friendly environment the developer is committed to create in the vicinity of the remote hub and adjacent mixed-use area, which was approved by the City as part of the North Farmington Station Project Master Plan (PMP).
 - a. The changes will provide less crossing distance and safer crosswalks for the pedestrian.
 - b. Bicyclists will enjoy safer and more attractive routes of travel.
2. The improved pedestrian and bicycle facilities will offer better direct access to the North Farmington Station Center mixed use area, the remote hub, the future Spring Creek and Shepard Creek Trails, and the future City Park south of Burke Lane and improved in-direct access to the Legacy and D&RGW trails.

3. The proposed cross section solidifies the concept that Commerce Drive will serve as the primary north-to-south vehicular movement while Maker Way will support the remote hub area as mixed-use center.
4. The cross-section has worked successfully elsewhere, improving pedestrian safety and mobility.

Anderson seconded the motion, pointing out that the Council is not endorsing the name “Maker Way.” All Council members voted in favor, as there was no opposing vote.

SUMMARY ACTION:

Minute Motion Approving Summary Action List

The Council considered the Summary Action List including approval of minutes from April 6, 2021; and Wright Development Group Improvements Agreement (a cash bond).

Motion:

Shumway moved to approve the Summary Action list items as noted in the Staff Report.

Wayment seconded the motion. All Council members voted in favor, as there was no opposing vote.

GOVERNING BODY REPORTS:

City Manager Report

Pace presented the Building Activity Report for April. He said he has a vacation planned July 21 to August 7 to Jerusalem, Egypt and Jordan. Since it is over 10 days, he needs approval from the Council.

Pace asked if there was an appetite to deal with a policy on temporary rentals. **Petersen** said Farmington does not have a short-term rental policy yet for rentals less than 30 days. He recently received an Airbnb complaint, the second he has ever had. **Mayor Talbot** said a Farmington home was used as a short-term rental during the ski season. The number of cars that were constantly changing alerted Staff to it.

Petersen said there is a state law written, which has been reviewed with the City Attorney. The City can’t actively go after an Airbnb from their website list, as they are somewhat protected. The only way to enforce it is from citizen complaints or some other evidence. It may need to be linked to a particular zoning, depending on how the ordinance is crafted.

Pace said there are more temporary rentals out there than one may think. Most of the time problems such as parking, maintenance, and noise can be dealt with using code and zoning enforcement. Some cities handled it by limiting the number of temporary rentals in each neighborhood, but after getting extensive waiting lists, they got away from those types of ordinances. He suggested a simple, non-extensive ordinance.

Beus said it would be worth exploring, thinking about, and getting a head of. While the complaint came from the west side, with Lagoon and the housing crisis, it may be worth thinking about. **Wayment** doesn't want it to become an issue all of the sudden, and said a policy should be built around safety and nuisance enforcement. **Anderson** said he believes that people can do what they want with their home, but also that neighboring home values should be protected.

Petersen said that with the growing number of mother-in-law apartments in the City, this could become a growing problem. So far it has not, probably because people are O.K. with their neighbor and don't want to turn them in.

Mayor Talbot and City Council Reports

Shumway asked about the traffic study on Wendell Way. **Pace** said the results came back and the average speed is 20 miles per hour, with 400 cars per day. With kids going back and forth to school, it is hard to speed. On 620 South, the 85th percentile is 29 miles per hour, although some do 40 mph. Some speed enforcement may be needed there. **Wayment** asked about running the stop sign at 450 and Wendell Way. **Pace** said the traffic study didn't see anyone running the stop sign, and any enforcement there may not be helpful because motorists would see the cop before coming to the stop sign.

Shumway said she has had engine brake ordinance complaints from the Farmington Crossing area coming off Highway 89 going south. There are some signs on 4th North. **Mayor Talbot** said it can be brought to attention during construction, a good time when they may be more sensitive. **Pace** said the City could create an engine brake ordinance, but can't enforce it on Interstate 15 (I-15).

Shumway said she has had complaints about major weeds and dandelions at Heritage Park. **Pace** said it was handled last week, which was a month late. **Shumway** said there was an email about a lot full of weeds on a cul-de-sac near the Hidden Meadows retaining wall. **Pace** said he would have to look at it. He said there was another to look at on the north side of Rose Cove. The Homeowner's Association (HOA) has quit paying taxes on the vacant lot.

Anderson said with so many pocket parks and unused ground that Staff has to manage and maintain, it would be wise to do a park audit. **Mayor Talbot** said parks are usually set aside by agreement during housing developments. Farmington was big on open space for decades, and now the City has contractual obligations to fulfill. **Pace** said the City is not maintaining any pocket parks that they don't own.

Wayment wants to add trails to that parks and maintenance audit, as some trails haven't been touched since the windstorm. Woodland Park is still a mess from the wind storm, and needs heavy equipment. Farmington has wonderful amenities, but do they have the supportive man power to maintain them? Volunteers and selling property back to HOAs may be an option. It is important to have usable and maintained open space.

Mayor Talbot said the City doesn't want to give up control, but it may be a good assignment for the new gear-up in the trails committee to look at. **Shumway** said it is in the new budget for a payroll increase for a Park and Recreation seasonal employee to be over trails. There will be a lot more opportunities to volunteer and have community clean-ups for trails. Farmington should see a lot of progress in the trails in the next few years. The new employee will help, as legally even committee members can't use equipment such as a chainsaw. Someone from Parks and Rec has to use the equipment.

Mayor Talbot said any groups wanting to do service projects need to contact **Randy Rigby**. It takes a lot of work to coordinate volunteer projects, and they typically can only handle three or four a year. He asked that people be sensitive to the Parks Department, as they are very busy.

Beus reminded the Council of the affordable housing ordinance presentation at a work session on Thursday at 6 p.m., where the draft will be presented.

Mayor Talbot said that unless he hears from any Councilmember differently, he plans to use his budget to purchase a large oil painting from **Cindy Roybal**. It would retail for \$7,5000 but she is willing to sell it to the City for \$4,800. It will help finish off the building.

ADJOURNMENT

Motion:

Wayment made a motion to adjourn the meeting at 8:32 p.m. **Shumway** seconded the motion, which was unanimously approved.

Heidi Bouck, Recorder